

MINUTES OF THE REGULAR MEETING OF THE FAIRFAX COUNTY
REDEVELOPMENT AND HOUSING AUTHORITY

February 23, 2012

On February 23, 2012, the Commissioners of the Fairfax County Redevelopment and Housing Authority (FCRHA) met in the FCRHA Board Room, One University Plaza, 4500 University Drive, Fairfax, Virginia.

PRESENTATIONS

HCD/FCRHA FY 2013 Budget

At 6:43 p.m., Mary Lou Thompson, Financial Specialist, Department of Housing and Community Development (HCD), gave a presentation on the HCD/FCRHA FY 2013 Budget. Brief discussion followed. The presentation ended at 6:55 p.m.

CALL TO ORDER

FCRHA Chair Elisabeth Lardner called the Regular Meeting of the FCRHA to order at 7:03 p.m. FCRHA Commissioners present or absent for a portion or all of the meeting were as follows:

PRESENT

Elisabeth Lardner, Chairman
John Betts
Robert C. Carlson
Christopher Craig
Willard Jasper
Richard Kennedy
H. Charlen Kyle
Albert J. McAloon
Rod Solomon
Richard C. Sullivan, Jr.

ABSENT

Robert Schwaninger

Also present at the meeting were the following staff of the Department of Housing and Community Development (HCD): Paula C. Sampson, Director; John Payne, Deputy Director, Real Estate; David Ellis, Interim Deputy Director; Tom Fleetwood, Associate Director, Administration/FCRHA; Robert Easley, Director, Financial Management Division; Carol Erhard, Director, Rental Services; Aseem Nigam, Director, Real Estate Finance and Grants Management (REFGM); Barbara Silberzahn, Director, Homeownership & Relocation Division (H&R); Abdi Hamud, Program Manager, H&R; Nicole Wickliffe, Associate Director, Property Management Division; Cynthia Ianni, Director, Design, Development and Construction Division (DD&C); Thomas Armstrong, Senior Design and Construction Manager, DD&C; Vincent Rogers, Senior Program Manager, Rental Services Division; Christina White, Director, Property Management; Robert Fields, Associate Director, REFGM; Kehinde Powell, Housing Community Developer III, REFGM; Mary Lou Thompson, Financial Specialist, Financial Management Division; Stuart Stallman, Financial Specialist IV, Financial Management Division; James Speight, Director, Property Improvement and Maintenance Division

(PIMD); Casey Sheehan, Contract Analyst III, Financial Management Division; Navneet Sohi, Information Officer, Public Affairs; Penny Xu, Fiscal Administrator, Financial Management Division; Mike Trent, Network Analyst, Information Systems and Services; Jane Wright, Administrative Assistant, DD&C; and Peter Uhrmacher, FCRHA Assistant.

Other county staff in attendance: Cynthia Tianti, Deputy County Attorney; Ryan Wolf, Assistant County Attorney and FCRHA Counsel, and Alan Weiss, Assistant County Attorney and FCRHA Counsel.

CITIZEN TIME

The FCRHA Chair opened Citizen Time at 7:03 p.m. With no one signed up and no one in the audience wishing to speak the Chair closed Citizen Time at 7:03 p.m.

PUBLIC HEARING

Fairfax County Redevelopment and Housing Authority (FCRHA) FY 2013 Proposed Budget and the Certification of the FY 2013 Proposed Budget as Consistent with the Adopted FCRHA Strategic Plan – Action Plan for FY 2013

The FCRHA Chair opened the Public Hearing on the Fairfax County Redevelopment and Housing Authority (FCRHA) FY 2013 Proposed Budget and the Certification of the FY 2013 Proposed Budget as Consistent with the Adopted FCRHA Strategic Plan – Action Plan for FY 2013 at 7:03 p.m.

With no one signed up to speak, the Chair extended an invitation to members of the audience to address the Board. With no one wishing to speak the Chair closed the Public Hearing at 7:04 p.m.

ADMINISTRATIVE ITEM 3:

RESOLUTION NUMBER 12-12

Commending Russel Boothby for His Years of Service to the Fairfax County Redevelopment and Housing Authority

WHEREAS, Russel Boothby has served the Department of Housing and Community Development for more than 30 years; and

WHEREAS, he has, throughout his career, served as an in-house expert on all phases of development and renovation of FCRHA-owned properties; and

WHEREAS, he has been an integral part of every Public Housing project over the last 30 years; and

WHEREAS, he has managed the Capital Fund Program in an effective

and efficient way advising staff and the FCRHA on program expenditures and assisting the FCRHA to obtain a High Performer rating with the U.S. Department of Housing and Community Development on an annual basis; and

WHEREAS, in 1996, he received the A. Heath Onthank Award, the highest honor Fairfax County awards to its employees; and

WHEREAS, he has managed modification of FCRHA-owned units for improved accessibility options, allowing residents more opportunity to age in place and expanding housing options for residents with disabilities; and

WHEREAS, he played a critical role in implementation of Community Development Block Grant-Recovery funds for needed renovations across several aging FCRHA-owned properties; and

WHEREAS, on May 20, 2011, Russel Boothby completed his distinguished service at DHCD after thirty years of service;

NOW THEREFORE BE IT RESOLVED that the Fairfax County Redevelopment and Housing Authority expresses its gratitude to Russel Boothby for his years of dedicated service to the community and to the FCRHA, and wishes him a healthy, happy and prosperous retirement.

A motion was made by Commissioner McAloon and seconded by Commissioner Jasper, to adopt Resolution Number 04-12. After brief discussion, a vote was taken and the motion carried unanimously.

APPROVAL OF MINUTES **January 19, 2012**

A motion was made by Commissioner Jasper, seconded by Commissioner Kyle, that the FCRHA approve the Minutes of the January 19, 2012 Regular Meeting. A vote was taken and the motion carried, with Commissioner Solomon and Commissioner Sullivan abstaining, and Commissioner Betts being out of the room.

ACTION ITEMS 1.

RESOLUTION NUMBER 07-12

Certification of the Fairfax County Redevelopment and Housing Authority (FCRHA)
Proposed FY 2013 Budget as Consistent with the
Adopted FCRHA Strategic Plan – Action Plan for FY 2013

NOW THEREFORE, BE IT RESOLVED, THAT the Fairfax County Redevelopment and Housing Authority (FCRHA) certifies that the requested FY 2013 FCRHA Budget, as included in Administrative Item 1 at its January 19, 2012 meeting, is consistent with the adopted FCRHA Strategic Plan – Action Plan for FY 2013, approved at the January 19, 2012 FCRHA meeting, in compliance with Section 36-19.2(B) of the Code of Virginia.

A motion was made by Commissioner Jasper, seconded by Commissioner Kyle, to adopt Resolution Number 07-12. After brief discussion, a vote was taken and the motion carried unanimously, with Commissioner Betts being out of the room.

2.

RESOLUTION NUMBER 08-12

Approval to Submit to the U.S. Department of Housing and Urban Development (HUD) the Fairfax County Redevelopment and Housing Authority (FCRHA) Annual Plan for Fiscal Year 2012, Prepared Under the Federal Quality Housing and Work Responsibility Act of 1998

BE IT RESOLVED THAT the Fairfax County Redevelopment and Housing Authority (FCRHA) approves the submission to the U.S. Department of Housing and Urban Development of the Annual Plan for Fiscal Year 2012, as contained in the Action item presented to the FCRHA at its meeting on February 23, 2012.

A motion was made by Commissioner Jasper, seconded by Commissioner Kennedy, to adopt Resolution Number 08-12. After a brief discussion a vote was taken and the motion carried, with Commissioner Craig abstaining and Commissioner Betts being out of the room.

3.

RESOLUTION NUMBER 09-12

Authorization, Subject to the Approval of the Fairfax County Board of Supervisors, to Loan up to \$2,725,900 to Pathway Homes, Inc. for the Purchase of up to Fifteen (15) Scattered Site Condominium, Townhouse and/or Single Family Units (Countywide)

WHEREAS, the Fairfax County Redevelopment and Housing Authority (FCRHA) intends to provide a loan in an amount up to \$2,725,900 to Pathway Homes, Inc. for the purchase of up to fifteen (15) scattered site condominium, townhouse and/or

single family units; and

WHEREAS, the necessary funds are available in Fund 142, Community Development Block Grant (CDBG) and Fund 145 HOME Investment Partnerships Program (HOME)

NOW, THEREFORE, BE IT RESOLVED that the FCRHA, subject to approval by the Board of Supervisors, hereby authorizes:

- 1) Making a loan or loans to Pathway Homes, Inc. for the acquisition project in an amount not to exceed \$2,725,900 as described in the Action Item presented to the FCRHA on February 23 2012;
- 2) The reallocation of \$ 2,387,000 within CDBG Fund 142 to the Senior/Homeless/ Persons with Disabilities Project;
- 3) The reallocation of \$338,900 within HOME Fund 145 to the Senior/Homeless/ Persons with Disabilities Project; and
- 4) Providing up to \$125,000 for potential relocation expenses associated with this project, as described in the Action Item presented to the FCRHA on February 23, 2012.

BE IT FURTHER RESOLVED that the FCRHA authorizes Paula C. Sampson, Assistant Secretary, to negotiate all loan terms on behalf of the FCRHA and authorizes its Chairman, Vice Chairman or any Assistant Secretary to execute all documents, agreements, and instruments necessary or appropriate in connection with the making of the Loan for the acquisition for the Pathway Homes, Inc. project.

A motion was made by Commissioner Kyle, seconded by Commissioner Kennedy, to adopt Resolution Number 09-12. Following a brief presentation by Robert Fields, Associate Director, REFGM, and Sylissa Lambert-Woodard of Pathway Homes, Inc., a vote was taken and the motion carried unanimously.

ADMINISTRATIVE ITEMS

1.

RESOLUTION NUMBER 10-12

Authorization to Execute a Temporary Construction Easement and Two Permanent Easements to the Fairfax County Water Authority for the Installation of Two New Service Lines Along Dart Drive and Richmond Highway on a Parcel of Land Owned by the Fairfax County Redevelopment and Housing Authority (Mount Vernon District)

WHEREAS, the Fairfax County Redevelopment and Housing Authority (hereinafter called the "Authority") is the owner in fee simple of certain land located along Richmond Highway in Fairfax County, Virginia (the "Land"), Tax Map Number: 92-4-01-82A; and

WHEREAS, construction of the improved water lines on the Authority Land will improve water service; and

WHEREAS, the staff of the Fairfax County Water Authority and the Park Authority's Easement Coordinator have reviewed and approved the easements on the Land substantially in the form shown in the item presented to the Authority at its meeting on February 23, 2012;

NOW THEREFORE BE IT RESOLVED that the FCRHA hereby authorizes its Chairman, Vice Chairman, or any Assistant Secretary to execute a temporary construction easement and two permanent easements for two separate water lines on the Land substantially in the form shown in the item presented to the Authority at its meeting on February 23, 2012.

A motion was made by Commissioner Carlson, seconded by Commissioner Kennedy, to adopt Resolution Number 10-12. After brief discussion, a vote was taken and the motion carried unanimously.

2.

RESOLUTION NUMBER 11-12

Adoption of the Fairfax County Public-Private Education Facilities and Infrastructure Act of 2002 (PPEA) Guidelines as the Fairfax County Redevelopment and Housing Authority (FCRHA) PPEA Guidelines

NOW, THEREFORE, BE IT RESOLVED that the Fairfax County Redevelopment and Housing Authority (FCRHA) hereby:

- 1) Adopts the Fairfax County PPEA Guidelines with changes dated March 30, 2009, as presented to the FCHRA at its meeting of February 23, 2012, and incorporates the same as the FCRHA PPEA Guidelines; and
- 2) Directs that the Fairfax County PPEA Guidelines shall hereinafter be referred to as the FCRHA PPEA Guidelines.

A motion was made by Commissioner Sullivan, seconded by Commissioner Kyle, to adopt Resolution Number 11-12. After brief discussion, a vote was taken and the motion carried unanimously.

INFORMATION ITEMS:

1. Fairfax County Redevelopment and Housing Authority Regular Meeting Summary – January 19, 2012
2. Minutes of the Housing Ownership, Management, and Security Committee Meeting – February 15, 2012
3. Minutes of the Planning and Development Committee Meeting – February 15, 2012
4. Minutes of the Finance Committee Meeting – February 15, 2012
5. Minutes of the Committee of the Whole Meeting – February 15, 2012
6. Administrative Changes in the Use of Tenant-Based Rental Assistance Vouchers
7. FY 2011 Audited Financial Statements, Single Audit, and Management Letter Comments
8. Fairfax County Redevelopment and Housing Authority Calendar of Meetings –March and April 2012
9. Award of Project-Based Housing Choice Vouchers

CLOSED SESSION

A motion was made by Commissioner Carlson, seconded by Commissioner McAloon, moved that the Fairfax County Redevelopment and Housing Authority (“FCRHA”) go into Closed Session for (a) discussion and consideration, pursuant to Virginia Code Section 2.2-3711(A)(3), of the acquisition of real property for a public purpose, and of the disposition of publicly held real property, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the FCRHA, and (b) consultation, pursuant to Virginia Code Section 2.2-3711(A)(7), with legal counsel and briefing by staff members pertaining to actual or probable litigation where such consultation or briefing in an open meeting would adversely affect the negotiating or litigating posture of the FCRHA, and consultation with legal counsel regarding specific legal matters requiring the provision of legal advice by such counsel.

The motion carried and the FCRHA went into Closed Session at 7:55 p.m.

OPEN SESSION RESUMES

A motion was made by Commissioner Carlson, seconded by Commissioner Kennedy, that the members of the Fairfax County Redevelopment and Housing Authority certify that to the best of their knowledge only public business matters lawfully exempted from the open meeting requirements prescribed by the Virginia Freedom of Information Act and only matters identified in the motion to convene Closed Session were heard, discussed or considered by the Fairfax County Redevelopment and Housing Authority during Closed Session.

A roll call vote was taken as follows:

<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>
Elisabeth Lardner, Chair		
John Betts		
Robert C. Carlson		
Christopher Craig		
Willard Jasper		
Richard Kennedy		
H. Charlen Kyle		
Albert J. McAloon		
Rod Solomon		
Richard C. Sullivan, Jr.		

The motion carried unanimously by the commissioners present and Open Meeting resumed at 9:07 p.m.

RESOLUTIONS

1.

RESOLUTION NUMBER 13-12

Fairfax County Redevelopment and Housing Authority (FCRHA) Declining Its Option to Purchase the Silver Lining Initiative Property at 8042 Grandview Court, Springfield, VA 22153 (Mt Vernon District)

BE IT HEREBY RESOLVED that the Fairfax County Redevelopment and Housing Authority (FCRHA) elects not to exercise its option to purchase the unit at 8042 Grandview Court, Springfield, VA 22153 at any price greater than \$215,000; and

BE IT FURTHER RESOLVED that the FCRHA directs staff to inform the owner that any future executed contract at a sales price under \$215,000 must be brought back to the FCRHA for consideration.

A motion was made by Commissioner McAloon, seconded by Commissioner Sullivan,

to adopt Resolution Number 13-12. After brief discussion, a vote was taken and the motion carried unanimously.

2.

RESOLUTION NUMBER 14-12

Settlement of Claims or Lawsuits up to an Amount of \$50,000

BE IT HEREBY RESOLVED that Paula Sampson, Director, Fairfax County Department of Housing and Community Development, and an officer of the Fairfax County Redevelopment and Housing Authority, is hereby authorized to settle any claims or lawsuits on behalf of the FCRHA up to an amount of \$50,000, until April 19, 2012.

A motion was made by Commissioner Sullivan, seconded by Commissioner Solomon, to adopt Resolution Number 14-12. A vote was taken and the motion carried unanimously.

BOARD MATTERS – See Attachment #1

ADJOURNMENT

A motion was made by Commissioner Sullivan, seconded by Commissioner Craig, to adjourn the meeting at 9:12 p.m. A vote was taken and the motion carried unanimously.

(Seal)

Elisabeth Lardner, Vice-Chairman

Paula C. Sampson, Assistant Secretary